

V. V. Patel & Associates

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Dt : 08/09/2022

To,

**Uma Shivam Infracon a Partnership Firm
715, Acoled Complex, Sola, Ahmedabad**

TITLE CERTIFICATE WITH REPORT

**Re. : In the matter of investigation of title report of non
agricultural land bearing Final Plot No.183 admeasuring
1942 Sq. Mtrs allotted in lieu of Revenue Survey No.496/1
admeasuring 3237 Sq. Mtrs which is comprised in T. P
Scheme No.42 (Sola-Thaltej) Situated at Mouje : Sola,
Taluka : Ghatlodiya in the Registration District
Ahmedabad and Sub-District Ahmedabad-8 (Sola)**

As per instructions, we have investigated the title of the above referred property and have caused to be taken searches of available revenue and registration record for last 30 years through our search clerk and from that and from the information given to us and believing the same to be



true, correct and trustworthy and also believing the revenue records/ documents/ copies/papers etc. lying in his/its file to be true and genuine and also based upon the information given by owners that no transfer/agreement was made in respect of the property during the period for which the record is not available which would make the title defective, we hereby give our certificate cum report on title as under :-

- 1) Prior to 1950, Patel Hargovan Chhaganbhai Was owner of Block/Survey No. 509 admeasuring 3872 Sq. Mtrs of Mouje : Sola, Taluka – Ghatlodiya, District-Ahmedabad.
- 2) owner Hargovan Chhaganbhai in the revenue records vide mutation entry No. 897. The said entry was certified by the concerned authority.
- 3) Thereafter, As per the order No.LNB Section-5 Pass by Government for Tukda. The entry to that effect was entered in the revenue records vide mutation entry No.1783 on 20/06/1951. The said entry was certified by the concerned authority.
- 4) Thereafter, owner of the said land Hargovan Chhaganbhai died on 21/04/1963 and name of his legal heirs 1) Nathabhai Hargovanbhai & 2) Dahiben Hargovanbhai 3) Armutben Hargovanbhai & 4) Raiben HargovanbhaiKantilal Keshavlal were entered in the revenue records. vide mutation entry No.2580 on 01/05/1962. The said entry was certified by the concerned authority.



- 5) Thereafter, Co-owner 1) Dahiben Hargovanbhai 2) Armutben Hargovanbhai & 3) Raiben Hargovanbhai Kantilal Keshavlal were relinquished & released their right, interest in the said land in favour of his Brother Nathabhai Hargovanbhai and their names were removed from the revenue records vide mutation entry No. 2652 on 17/09/1963. The said entry was not certified by the concerned authority.
- 6) Thereafter, name of 1) Jayantibhai Nathabhai 2) Govindbhai Nathabhai 3) Navinbhai Nathabhai 4) Laxmiben Wd/o Kantibhai Nathabhai 5) Kalpeshbhai Kantibhai 6) Dineshkumar Kantibhai were entered Survey No.496/1 as a Co-owner in the revenue records vide mutation entry No. 5867 on 02/01/1995. The said entry was certified by the concern authority.
- 7) Thereafter, Co-owner Laxmiben Wd/o Kantibhai Nathabhai was relinquished & released their right, interest in the said land in favour of their legal heirs and their names was removed from the revenue records vide mutation entry No. 5893 on 24/01/1995. The said entry was not certified by the concerned authority.
- 8) Entry No.7366 was not related
- 9) Thereafter, owner of the said land (1) Nathabhai Hargovanbhai died on 22/11/1997 and name of his legal heirs 1) Jayantibhai Nathabhai 2) Govindbhai Nathabhai 3) Navinbhai Nathabhai 4) Hiraben nathabhai 5) Kantaben Nathabhai (5) Kantibhai Nathabhai died on 22/11/1978 & Laxmiben Kantibhai died on 12/05/1999) and name of his legal heirs 1) Kalpesh Kantibhai 2) Dinesh Kantibhai 3) Dipikaben Kantibhai 4)

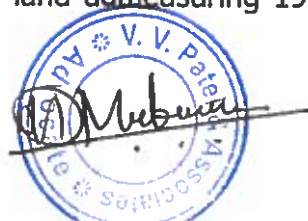


Parulben Kantibhai & (3) Kokilaben D/o Nathabhai and W/o Prhladbhai died on 27/10/1999 and name of legal heirs 1) Uday Prahladbhai 2) Kashmira Prahladbhai 3) Jyotikaben Prahladbhai & 4) Hemlataben Prahladbhai were entered in the revenue records. vide mutation entry No.7367 on 20/07/2002. The said entry was certified by the concerned authority.

10) Thereafter, Co-owner 1) Jayanti Nathabhai 2) Govindbhai Nathabhai 3) Navinbhai Nathabhai 4) Kalpeshkumar Kantibhai 5) Dineshbhai Kantibhai 6) Hiraben Nathabhai 7) Kantaben Nathabhai 8) Dipikaben Kantibhai 9) Parulben Kantibhai 10) Uday Prhladbhai 11) Kasmiraben Prahladbhai 12) Jyotikaben Prhaladbhai & 13) Hemlataben Prahladbhai Co owner 1 to 5 said Land owner and Co-owner 6 to 13 were relinquished & released their right, interest in the said land in favour of co-owner 1) Jayanti Nathabhai 2) Govindbhai Nathabhai 3) Navinbhai Nathabhai 4) Kalpeshkumar Kantibhai 5) Dineshbhai Kantibhai and their names were removed from the revenue records vide mutation entry No. 7829 on 03/02/2004. The said entry was certified by the concerned authority.

11) Thereafter, owner of the said land Govindbhai Nathabhai died on 25/04/2009 and name of his legal heirs 1) Patel Indiraben Wd/o Govindbhai Nathabhai 2) Patel Dixitaben Govindbhai were entered in the revenue records. vide mutation entry No.10615 on 19/05/2009. The said entry was certified by the concerned authority.

12) Thereafter, Hon'ble Collector of Ahmedabad vide its order No. : N.A/TBIKHE/K-65/Sola/S.R No.59/10 dated 06/03/2010 gave permission to convert agriculture land admeasuring 1942 Sq. Mtrs out of 3237 Sq.



Mtrs for non agriculture use. The effect of that was entered in the revenue record vide mutation entry No. 11405 on 30/06/2010. The said entry was Certified by the concerned authority.

- 13) Thereafter, order vide no. PFR/102011/275/L/1 dated 17/3/2012 passed by revenue department, Government of Gujarat name of Taluka Dascroi was renamed as Ahmedabad City West and effect of that was given by mutation entry No. 12588 on 03/05/2012. The said entry was certified by the concerned authority.
- 14) Thereafter, Deputy Collector, Ahmedabad (West) issued order in RTS/Appeal/Case No. 367/2016 dated 02/02/2017 for Rejected application of Applicant. The entry to that effect was entered in the revenue records vide mutation entry No. 16042 on 08/02/2017. The said entry was certified by the concerned authority.
- 15) Thereafter, Sahari Vikas And Sahari Gruh Nirman Vibhag issued order in dated 18/03/2018 for Preliminary Town Planning Scheme No-42(Sola-Thaltej) land admeasuring 3873 Sq. Mtrs F.P No.275 Sale for Residence of Ahmedabad Municipal Corporation its Final Plot No.275 made of Survey No.496/1, 496/2 & 504. The entry to that effect was entered in the revenue records vide mutation entry No. 18931 on 19/04/2021. The said entry was certified by the concerned authority.
- 16) Thereafter, owner (1) Jayantibhai Nathaibhai (2) Navinbhai Nathabhai (3) Kalpeshkumar kantibhai (4) Dineshbhai Kantibhai (5) Indiraben Wd/o Govindbhai Nathabhai executed Development Agreement of non agricultural land bearing Final Plot No.183 admeasuring 1942 Sq. Mtrs



allotted in lieu of Revenue Survey No.496/1 admeasuring 3237 Sq. Mtrs which is comprised in T. P Scheme No.42 (Sola-Thaltej) Situated at Mouje : Sola, Taluka : Ghatlodiya in the Registration District Ahmedabad and Sub-District Ahmedabad-8 (Sola) with Uma Shivam Infracon a Partnership Firm, which agreement was registered before Sub-Registrar on 12/05/2022 with serial no. 10928.

- 17) Thereafter, owners of the land applied to AMC (Ahmedabad Municipal Corporation) for Sanction of Plan for development of Commercial & Residential units. Thereafter AMC (Ahmedabad Municipal Corporation) had Sanction Plan vide Case No. BLNTI/NWZ/170622/CGDCRV/A6192/R0/M1, RAJJACHITTHI No: 06777/170622/A6192/R0/M1 For Block-A+B dated 07/09/2022

Documents Pursued:-

Sr No.	Documents	Date
1	Photocopy of Village Form No. 7/12.	
2	Photocopy of Entries of village Form 6.	Various dates
3	Photocopy Lispendency executed by Kantaben D/o Hargovanbhai Patel and Wd/o Ranchhodbhai Ramabhai Patel against Govindbhai Nathabhai Patel & others	Reg Serial No. 22587, Dated 12/12/2018
4	Original Part Plan	15/03/2022
5	Original Zoning Certificate	15/03/2022
6	Original F Form	15/03/2022
7	Photocopy of N.A Order	06/03/2010
8	Photocopy of revised N.A order	28/04/2022
9	Original Development Agreement executed by Jayantibhai Nathabhai 2) Navinbhai Nathabhai 3) Kalpeshkumar Kantibhai 4) Dineshkumar Kantibhai 5) Indiraben Wd/o Govindbhai Nathabhai 6) Dixitaben	Reg.Serial No.10928 Dated 12/08/2022



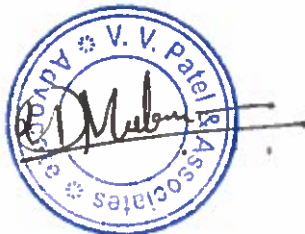
	Govindbhai favour of Uma Shivam Infracon a Partnership Firm	
10	Photocopy of Rajjachitthi	07/09/2022

I have issued a public notice in daily News Paper "GUJARAT SAMACHAR" on dated 11/04/2022 inviting objection, claim, right or encumbrances if any towards the said property. But till today I have not received any claim, objections in response thereof.

I am of the opinion and hereby certify that the title to non agricultural land bearing Final Plot No.183 admeasuring 1942 Sq. Mtrs allotted in lieu of Revenue Survey No.496/1 admeasuring 3237 Sq. Mtrs which is comprised in T. P Scheme No.42 (Sola-Thaltej) Situated at Mouje : Sola, Taluka : Ghatlodiya in the Registration District Ahmedabad and Sub-District Ahmedabad-8 (Sola) belongs to Uma Shivam Infracon a Partnership Firm is clear, marketable & free from encumbrance subject to

Subject to : -

- 1) Usual declaration submits before me by property holder.
- 2) Any other Laws, Acts and Rules if applicable.
- 3) And various order which was passed by the different apex authority
- 4) Out come of civil Suit No.182/2008 file by Kantaben D/o Nathabhai Patel and Wd/o Ranchhodbhai Ramabhai Patel who has release and relinquish her right title interest in the subject land by executing an agreement dated 04/03/2003 and effect of the same has been given by mutation entry no.7829 dated 03/02/2004 in village form no.6 the same entry has been



certified by concern authority and name of Laxmiben Wd/o Kantibhai Nathabhai has been remove from revenue records.

- 5) Cancellation of registered Lis pendency of the said land Serial no.22587 on 12/12/2018



For V. V. Patel & Associates
Deepak H. Makwana
(Advocate)
G/175/2002

Note :

1. Please note that the registration records of most of the years form 1984 to 1994 of sub-registrar's office is destroyed/torn out. Hence, it can't be inspected and its search is not available. That the computerized record is not well prepared/maintained by state government agency and hence may be erroneous, resulting into our error.
2. This is to inform that we are not responsible for computerized print of Search of registration record from office of Sub-Registrar, We are not responsible for any unregistered document executed by related parties of the said property.